

**ORDINANCE NO. 20050512-Z002**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4615-4623 CITY PARK ROAD FROM DEVELOPMENT RESERVE (DR) DISTRICT TO SINGLE FAMILY RESIDENCE LARGE LOT (SF-1) DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from development reserve (DR) district to single family residence large lot (SF-1) district on the property described in Zoning Case No. C14-05-0018, on file at the Neighborhood Planning and Zoning Department, as follows:

A 2.946 acre tract of land, more or less, out of the James Cole Survey No. 542 and Charles Clark Survey No. 703, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 4615-4623 City Park Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance takes effect on May 23, 2005.

**PASSED AND APPROVED**

\_\_\_\_\_, May 12 \_\_\_\_\_, 2005

§  
§  
§

\_\_\_\_\_  
Will Wynn  
Mayor

**APPROVED:**

\_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST:**

\_\_\_\_\_  
Shirley A. Brown  
City Clerk

2.946 Acres  
Letha Webb  
James Cole Survey No. 542  
Charles Clark Survey No. 703  
Travis County, Texas

FN3573(WBM)  
December 09, 2004  
SAM, Inc. Job No. 24292-03

## EXHIBIT A

DESCRIPTION OF A 2.946 ACRE TRACT OF LAND LOCATED IN THE JAMES COLE SURVEY NO. 542 AND CHARLES CLARK SURVEY NO. 703, TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 1.437 ACRE TRACT OF LAND AS CONVEYED TO LETHA WEBB IN DOCUMENT NO. 2002081960 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF A CALLED 1.50 ACRE TRACT OF LAND AS CONVEYED TO LETHA WEBB IN VOLUME 10757, PAGE 208 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.946 ACRE TRACT OF LAND AS SHOWN ON SAM, INC. DWG NO. L003-24292-01.DWG AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a concrete monument set in the east right-of-way line of City Park Road (right-of-way varies) same being the southwest corner of said 1.50 acre tract, same being a northwest corner of a 1.40 acre tract of land conveyed in deed to Robert E. Strobo in Document No. 1999160598 of the Real Property Records of Travis County, Texas, for the southwest corner of said 2.946 acre tract, from which a 1/2-inch iron rod found in the east line of said City Park Road, same being the southwest corner of said 1.40 acre tract bears the following three (3) courses and distance:

1. with the arc of a curve to the right a distance of 262.07 feet, through a central angle of  $11^{\circ} 28' 08''$  having a radius of 1309.26 feet, and whose chord bears  $S 19^{\circ} 57' 23'' W$ , a distance of 261.63 feet to a calculated point,
2.  $S 25^{\circ} 41' 27'' W$ , a distance of 438.05 feet to a calculated point, and
3. with the arc of a curve to the left a distance of 41.90 feet, through a central angle of  $03^{\circ} 08' 28''$  having a radius of 764.25 feet, and whose chord bears  $S 24^{\circ} 07' 13'' W$ , a distance of 41.89 feet to a 1/2-inch iron rod found;

**THENCE** continuing with said east right-of-way line, same being the west line of said 1.50 acre tract the following six (6) courses and distances:

1. with the arc of a curve to the left a distance of 132.31 feet, through a central angle of  $05^{\circ} 47' 24''$  having a radius of 1309.26 feet, and whose chord bears  $N 11^{\circ} 19' 37'' E$ , a distance of 132.25 feet to a 1/2-inch iron rod with "SAM, INC." plastic cap set,
2.  $N 08^{\circ} 25' 55'' E$ , a distance of 199.22 feet to a 1/2-inch iron rod with "SAM, INC." plastic cap set,
3. with the arc of a curve to the right a distance of 174.92 feet, through a central angle of  $28^{\circ} 02' 39''$  having a radius of 357.37 feet, and whose chord bears  $N 22^{\circ} 27' 15'' E$ , a distance of 173.18 feet to a 1/2-inch iron rod with "SAM, INC." plastic cap set,

2.946 Acres  
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4. N 36° 28' 34" E, a distance of 99.01 feet to a 1/2-inch iron rod with "SAM, INC." plastic cap set,
5. with the arc of a curve to the left a distance of 182.31 feet, through a central angle of 05° 48' 32" having a radius of 1798.19 feet, and whose chord bears N 33° 34' 18" E, a distance of 182.23 feet to a concrete monument set, from which a 1/2-inch iron rod found in the west right of way line of said City Park Road bears, N 64° 25' 28" W, a distance of 61.86 feet, and
6. N 30° 40' 02" E, a distance of 99.92 feet to a 1/2-inch iron rod found in said east right-of-way line, same being the north corner of said 1.50 acre tract;

**THENCE** with the east line of said 1.50 acre tract, S 18° 07' 56" W, at a distance of 42.32 feet leaving said east right-of-way line and continuing with the west line of a called 262.240 acre tract conveyed in deed to The City of Austin in Volume 11848, Page 1718 of the Real Property Records of Travis County, Texas, a total distance of 607.28 feet to a 1/2-inch iron rod found in the east line of said 1.50 acre tract, same being the northwest corner of said 1.437 acre tract, same being a southwest corner of said 262.240 acre tract;

**THENCE** leaving the east line of said 1.50 acre tract, with the north line of said 1.437 acre tract, same being a south line of said 262.240 acre tract, S 60° 08' 42" E, a distance of 281.28 feet to a 1/2-inch iron rod found at the northeast corner of said 1.437 acre tract, same being the northwest corner of a called 11.907 acre tract conveyed in deed to City Park Investments Limited Partnership in Document No. 2002166270 of the Official Public Records of Travis County, Texas;

**THENCE** leaving the south line of said 262.240 acre tract, with the east line of said 1.437 acre tract, same being the west line of said 11.907 acre tract, S 17° 00' 00" W, a distance of 196.08 feet to 1/2-inch iron rod found at the southeast corner of said 1.437 acre tract, same being the northeast corner of a called 1.18 acre tract conveyed in deed to Robert Earl Strobo in Volume 6881, Page 1210 of the Deed Records of Travis County, Texas;

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**THENCE** leaving the west line of said 11.907 acre tract, with the south line of said 1.437 acre tract, same being the north line of said 1.18 acre tract, N 73° 00' 33" W, a distance of 274.32 feet to 1/2-inch iron rod found at the southwest corner of said 1.437 acre tract, same being the southeast corner of said 1.50 acre tract, same being the northwest corner of said 1.18 acre tract, same being the northeast corner of said 1.40 acre tract;

**THENCE** leaving the south line of said 1.437 acre tract, with the south line of said 1.50 acre tract, same being the north line of said 1.40 acre tract, N 73° 11' 11" W, a distance of 70.22 feet to the **POINT OF BEGINNING** and containing 2.946 acres of land, more or less.

Bearing Basis: 1/2-inch iron rods found at the northeast and a southeast corner of a called 1.437 acre tract of land as conveyed in deed to Letha Webb, as recorded in Document No. 2002081960 of the Official Public Records of Travis County, Texas. Called bearing and distance between these iron rod is S 17° 00' 00" W – 196.18 feet. Held called bearing of S 17° 00' 00" W and found actual distance to be 196.08 feet.

THE STATE OF TEXAS

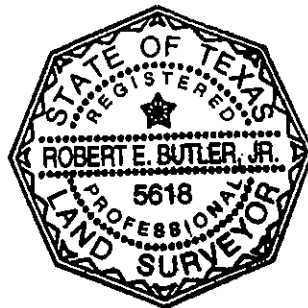
KNOW ALL MEN BY THESE PRESENTS:

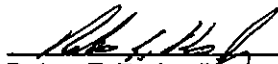
COUNTY OF TRAVIS

That I, Robert E. Butler Jr., a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision during October and November 2004.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 14<sup>th</sup> day of December, 2004 A.D.

SURVEYING AND MAPPING, Inc.  
5508 West Highway 290, Bldg B  
Austin, Texas 78735



  
Robert E. Butler, Jr.  
Registered Professional Land Surveyor  
No. 5618 - State of Texas

DR

~~DR~~

CITY PARK ROAD

---COLDWATER CREEK---

WESTMINSTER GLEN AVENUE

~~DR~~

**DR**

~~MOUNTBATTEN CIRCLE~~

DR

**DR**

~~COUNTY~~

~~COUNTY~~

DC-111

**RR**  
**LINDEV.**

GLENLAKE DRIVE

**UNDEVELOPED**



**1" = 400'**

SUBJECT TRACT  
PENDING CASE  
ZONING BOUNDARY  
CASE MGR: T. BOLT



**CASE #: C14-05-0018**

ADDRESS: 4615-4623 CITY PARK RD

**SUBJECT AREA (acres): 2.940**

ZONING EXHIBIT B

DATE: 05-02

INTLS: SM

CITY GRID  
REFERENCE  
NUMBER

E30